

SIGNED.



**TIFFANY & BOSCO**  
P.A.

Dated: April 30, 2011

2525 EAST CAMELBACK ROAD  
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*Sarah S. Curley*

SARAH S. CURLEY  
U.S. Bankruptcy Judge

Mark S. Bosco  
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State Bar No. 014228  
Attorneys for Movant

10-56047

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF ARIZONA**

IN RE:  
Amy Christine Murphy,  
Debtor.

No. 2:10-bk-39946-SSC

Chapter 7

**O R D E R**

(Related to Docket #17)

Hearing Date: March 30, 2011

U.S. Bank National Association, as successor  
Trustee to Bank of America, National Association,  
(successor by merger to LaSalle Bank National  
Association) as Trustee for Lehman XS Trust Series  
2007-9 by its Attorney in fact Wells Fargo Bank,  
N.A.

Movant,

vs.

Amy Christine Murphy, Debtor; Diane M. Mann,  
Trustee.

Respondents.

**IT IS HEREBY ORDERED** that all stays and injunctions, including the automatic stays imposed by U.S. Bankruptcy Code 362(a) are hereby terminated as to Movant with respect to that certain real property which is subject of a Deed of Trust dated January 24, 2007, and recorded in the office of the Maricopa County Recorder wherein U.S. Bank National Association, as successor Trustee to Bank of

1 America, National Association, (successor by merger to LaSalle Bank National Association) as Trustee for  
2 Lehman XS Trust Series 2007-9 by its Attorney in fact Wells Fargo Bank, N.A. is the current beneficiary  
3 and Amy Christine Murphy, Amy Christine Murphy have an interest in, further described as:

4 Lot 457, of ROADRUNNER ESTATES EAST UNIT FIVE, according to the plat of  
5 record in the office of the County Recorder of Maricopa County, Arizona, recorded in  
6 Book 199 of Maps, Page 42.

7 IT IS FURTHER ORDERED that this Order vacating the automatic stay imposed by U.S.  
8 Bankruptcy Court Code 362(a) shall be binding and effective in the event the Debtors converts this case  
9 to another chapter under the U.S. Bankruptcy Code.

10 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written  
11 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance Agreement,  
12 or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement with Debtors.  
13 However, Movant may not enforce, or threaten to enforce, any personal liability against Debtors if  
14 Debtors' personal liability is discharged in this bankruptcy case.

15 IT IS FURTHER ORDERED that Movant may not complete a Trustee sale until a decision has  
16 been reached regarding Debtor's request for a Loan Modification, and such decision has been  
17 communicated directly to the Debtor.  
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